



BOARD OF ZONING ADJUSTMENT APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services

757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

OFFICE USE ONLY

Application Number: # 14310-00000-00661

Date Received: 15 SEPT. 2014

Commission/Group: _____

Existing Zoning: _____

Application Accepted by: JF

Fee: \$1800

Comments: _____

TYPE(S) OF ACTION REQUESTED

(Check all that apply)



Variance



Special Permit

Indicate what the proposal is and list applicable code sections. State what it is you are requesting.

Requesting a variance to C.C. 3363.41 to allow open storage within 30 feet of street right-of-way and 20 feet of other property lines and to allow temporary recycling receiving area to not be enclosed with a fence or green belt due to location and existing conditions.

LOCATION

1. Certified Address Number and Street Name 1191 Fields Avenue

City Columbus

State Ohio

Zip 43201

Parcel Number (only one required) 010-026581

APPLICANT: (IF DIFFERENT FROM OWNER)

Name _____

Address _____

City/State _____

Zip _____

Phone # _____

Fax # _____

Email _____

PROPERTY OWNER(S):

Name Rumpke & Rumpke LLC

Address 10795 Hughes Rd.

City/State Cincinnati, OH

Zip 45251

Phone # (513) 741-2651

Fax # _____

Email _____

☐ Check here if listing additional property owners on a separate page.

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)



Attorney



Agent

Name David Hodge / Smith & Hale LLC

Address 37 W. Broad St., Suite 460

City/State Columbus, OH

Zip 43215

Phone # 221-4255

Fax # 221-4409

Email: _____

SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE Rumpke & Rumpke LLC

By: David Hodge

PROPERTY OWNER SIGNATURE Rumpke & Rumpke LLC

By: David Hodge

ATTORNEY / AGENT SIGNATURE _____

PLEASE NOTE: incomplete information will result in the rejection of this submittal.

For all questions regarding this form and fees please call: 614-645-4522

Please make all checks payable to the Columbus City Treasurer



CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

14310-00000-00661

1191 FIELDS AVENUE

One Stop Shop Zoning Report Date: Wed Oct 1 2014

General Zoning Inquiries: 614-645-8637

SITE INFORMATION

Address: 1191 FIELDS AVE COLUMBUS, OH

Mailing Address: 10795 HUGHES RD

CINCINNATI, OH 45251

Owner: RUMPKE & RUMPKE LLC

Parcel Number: 010026581

ZONING INFORMATION

Zoning: ORIG, Manufacturing, M

effective 2/27/1928, Height District H-60

Board of Zoning Adjustment (BZA): N/A

Commercial Overlay: N/A

Graphic Commission: N/A

Area Commission: Milo-Grogan Area Commission

Planning Overlay: N/A

Historic District: N/A

Historic Site: No

Council Variance: N/A

Flood Zone: OUT

Airport Overlay Environs: N/A

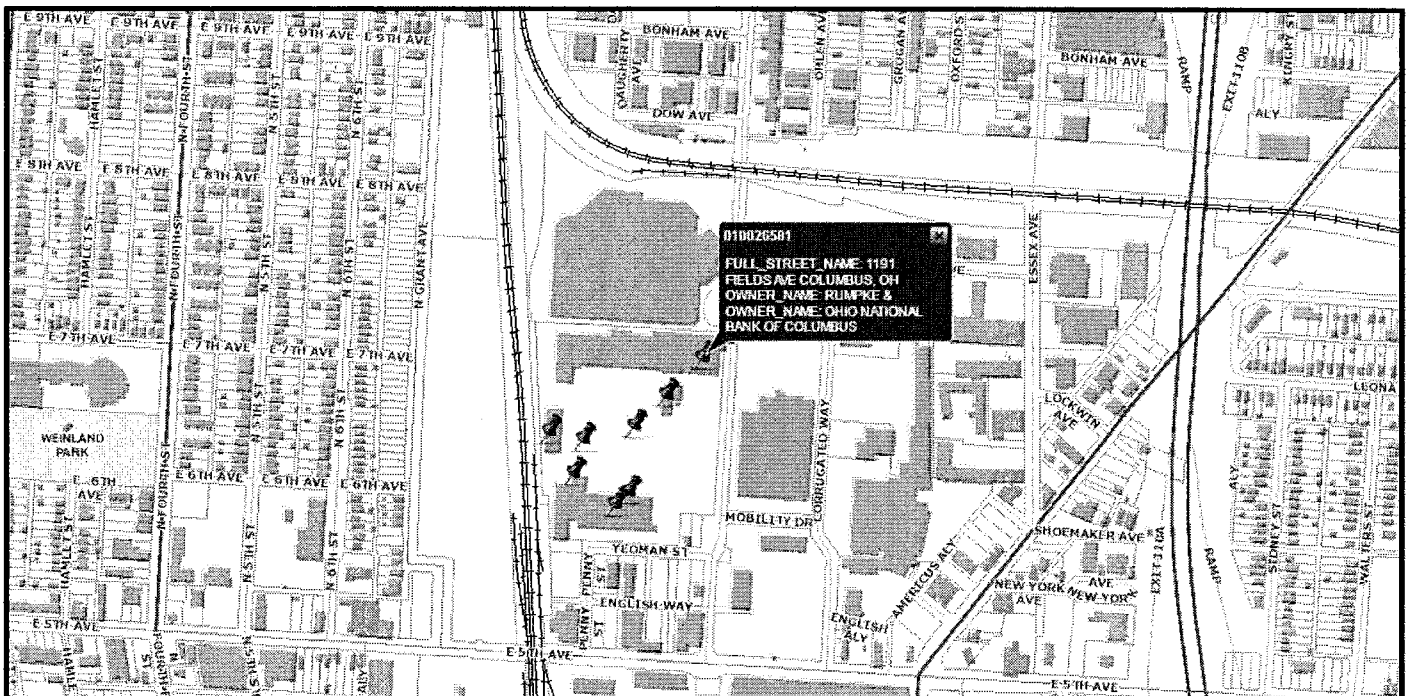
PENDING ZONING ACTION

Zoning: N/A

Board of Zoning Adjustment (BZA): N/A

Council Variance: N/A

Graphic Commission: N/A





BOARD OF ZONING ADJUSTMENT APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

AFFIDAVIT

14310-00000-00661

STATE OF OHIO
COUNTY OF FRANKLIN

1191 FIELDS AVENUE

Being first duly cautioned and sworn (1) NAME David Hodge

of (1) MAILING ADDRESS 37 W. Broad St., Suite 460, Columbus, OH 43215

deposed and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the name(s) and mailing address(es) of all the owners of record of the property located at

(2) per ADDRESS CARD FOR PROPERTY 1191 Fields Avenue

for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3)

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME

(4) Rumpke & Rumpke LLC

AND MAILING ADDRESS

10795 Hughes Rd.

Cincinnati, OH 45251

APPLICANT'S NAME AND PHONE #
(same as listed on front of application)

Rumpke & Rumpke LLC

(513) 741-2651

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR OR
CONTACT PERSON AND ADDRESS

(5) Milo-Grogan Area Commission

c/o Mr. Matthew Vaccaro

1191 St. Clair Ave., Columbus, OH 43201

and that the following is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property:

(6) PROPERTY OWNER(S) NAME (6A) ADDRESS OF PROPERTY (6B) PROPERTY OWNER(S) MAILING ADDRESS
Please see attached list.

☐ (7) Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT

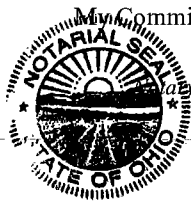
Subscribed to me in my presence and before me this 15th day of September, in the year 2014

SIGNATURE OF NOTARY PUBLIC

(8) Natalie C. Timmons

My Commission Expires:

9/4/15



Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2015

PLEASE NOTE: incomplete information will result in the rejection of this submittal.

For all questions regarding this form and fees please call: 614-645-4522

Please make all checks payable to the Columbus City Treasurer

Statement of Hardship

Rumpke

1191 Fields Avenue

The applicant / property owner Rumpke & Rumpke LLC has its greater Columbus recycling facility at the subject site, generally located at 1191 Fields Avenue. Rumpke provides its recycling pick-up services to a number of municipalities in the Columbus area, and also services Columbus in its relatively recent recycling program. The property is in a decidedly industrial / manufacturing use-oriented part of the City, with no residentially zoned property being located within at least 600 feet of the site. The property owner currently stores empty refuse and recycling containers and portable toilets along its Yoeman Avenue frontage and seeks to legitimize this necessary condition of its operation.

Further, with the increasing rate of recycling in society generally, and in the Columbus area specifically, there are occasions during which Rumpke takes in considerable amounts of recycling materials. Typically this is during holidays and large community events. During these times Rumpke offloads the recycled material from its trucks onto a concrete surface temporarily, then processes it in the building. This area is referenced on the Site Plans, page 2/3, at the northwest side of the site. City Code requires a Special Permit for the recycling operation generally, which Rumpke currently has and renews its license annually. City Code requires this function to be screened with either fencing or landscaping. Here the location is screened on 3 sides by buildings and a 100+ foot railroad right-of-way, and is located 375+/- feet west of Fields Avenue.

The variance requested is to:

C.C. 3363.41 – Storage

This section requires open storage of materials to be at least 30 feet from any street right-of-way and 20 feet from any interior lot line, where the applicant requests to vary this to zero for the properties along Yeomen Avenue. Yeomen Avenue is an industrial street, dead-ending into vacated right-of-way on the west, owned by the applicant, which abuts the 100+ foot railroad right-of-way west of that. Rumpke is the predominant property owner along Yoeman Avenue, owning the majority of the frontage from Fields Avenue on the east to the railroad on the west.

This section also requires open storage of "auto wrecking, junk yards and similar salvage storage" which the Zoning Code considers recycled material, to meet the same setback requirements above, and to further be enclosed with fencing or green belt planting. Because of the temporary nature of the recycling receiving area, and because of its location on the site as detailed above, the facts warrant the grant of this variance.

These special circumstances and conditions, including the ownership, the specific on-site locations of uses, proximity to the railroad, etc. apply here, but not generally to other properties similarly zoned. These are not the result of the property owner, and they make it necessary that a variance be granted to allow an efficient continuation of this provider of important recycling services in greater Columbus.

The grant of this variance will not be injurious to neighboring properties, will not be contrary to the public interest, or the intent and purpose of the Zoning Code.

14310-00000-00661
1191 FIELDS AVENUE

The applicant respectfully requests the grant of the requested variance, having demonstrated the request exceeds the determinative standards.

Rumpke & Rumpke LLC

By:

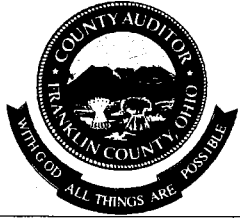
Signature of Applicant:

David H. Rumpke - attorney

Date:

9/15/2014

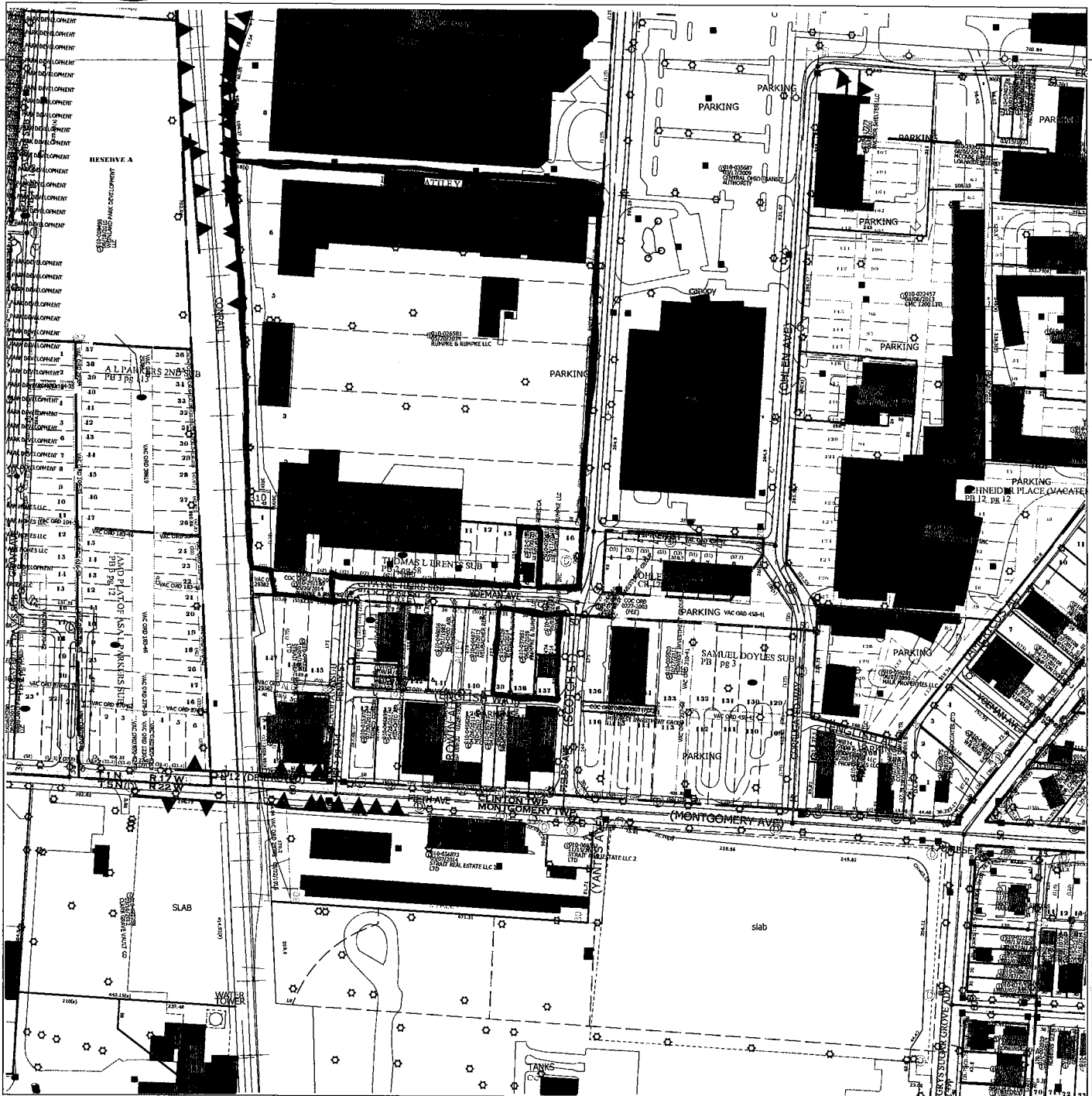
rumpke.stmnt
9/15/2015



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: dlh

DATE: 8/21/14



Disclaimer

Scale = 300

Grid
North

This map is prepared for the real property inventory within this county survey plats, and other public records and data. Users of this map information sources should be consulted for verification of the information. The county and the mapping companies assume no legal responsibility. Please notify the Franklin County GIS Division of any discrepancies.

14310-00000-00661
1191 FIELDS AVENUE

Department

14310-00000-00661
1191 FIELDS AVENUE

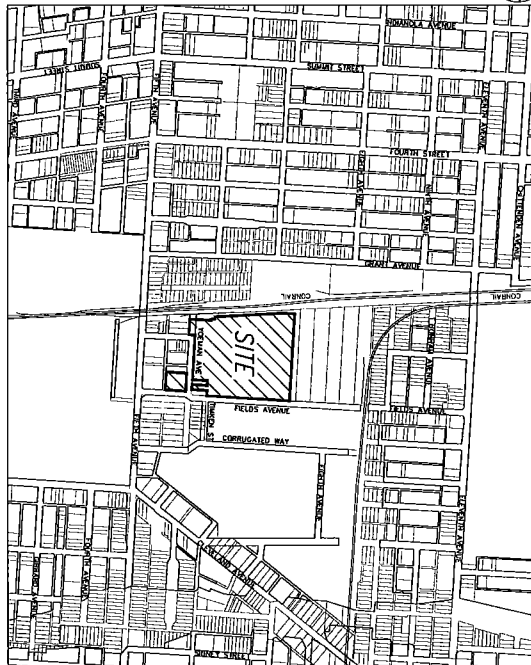
RUMPKE & RUMPKE LLC
1191 FIELDS AVENUE
COLUMBUS, OHIO 43201
PID: 010-026581, 010-020651, 010-291180,
010-040528, 010-037851, 010-022282, 010-027474
ZONING: M

SITE DEVELOPMENT DATA

OWNER: RUMPKE & RUMPKE LLC
1191 FIELDS AVENUE
COLUMBUS, OHIO 43201
PHONE: (614) 881-0222 EXT. 3181
FAX: (614) 881-0222
EMAIL: info@rumpke.com

SITE ENGINEER: THE KLEINGERS GROUP
1191 FIELDS AVENUE
COLUMBUS, OHIO 43201
PHONE: (614) 881-0222
FAX: (614) 881-0222
EMAIL: info@kleingers.com

EXISTING USE: COMMERCIAL
TOTAL SITE AREA: 13.50 ACRES
ZONING DISTRICT: M MANUFACTURING
ADJACENT ZONING DISTRICTS: M MANUFACTURING
FLOOD ZONE DESIGNATION: ZONE X
MAP 3948C0328 N, 06/17/2008



INDEX MAP
SCALE: 1" = 500'

INDEX OF SHEETS

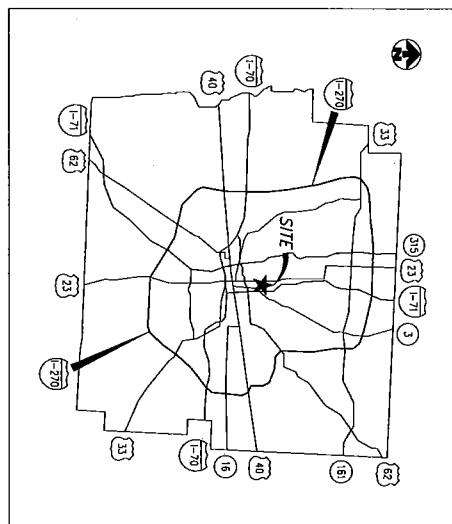
TITLE SHEET
SITE PLAN

1
2-3

- ☐ E-STREET CONSTRUCTION PLAN. THE CONSTRUCTION AGREEMENT, SURETY AND INSPECTION FEES MUST BE IN HAND BEFORE A BUILDING PERMIT WILL BE ISSUED.
- ☐ PERMIT FOR STREET EXCAVATION/COMPACT
- ☐ CC-STORM WATER PLAN
- ☐ CC-SANITARY SEWER PLAN
- ☐ SANITARY SEWER TIE PERMIT
- ☐ WATER SERVICE PLAN
- ☐ EASEMENTS FOR UTILITIES AND/OR SIDEWALKS
- ☐ LOT PLAT
- ☐ LOT COMBINATION
- ☐ ZONING VARIANCE
- ☐ OTHER _____



Registered Engineer E-68108 Date



VICINITY MAP
NOT TO SCALE

DESCRIPTION

EXISTING RUMPKE RECYCLING FACILITY.

CITY OF COLUMBUS APPROVALS

CITY OF COLUMBUS SIGNATURES ON THIS PLAN SHALL CONSTITUTE CONSENT AND APPROVAL OF THE CITY ENGINEER AND THE CITY COMMISSIONER OF PUBLIC WORKS. THE CITY ENGINEER AND THE CITY COMMISSIONER OF PUBLIC WORKS SHALL NOT BE RESPONSIBLE FOR THE DESIGN OR THE PREPARATION OF THE PLANS.

CITY PLANS OFFICIAL, BUILDING SERVICES DIVISION

DATE

NOTE:

THIS SITE PLAN IS VALID FOR A ONE YEAR PERIOD FROM THE DATE OF APPROVAL.

A	REVISION DESCRIPTION	SHEET(S)	INITIAL	DATE



XXX-XXX



City, Irvine, CA
 Building
 Landscape
 Architectural
 6-10-2011

[illegible]

SITE PLAN

RUMPKKE & RUMPKKE, LLC
CITY OF COLUMBUS
FRANKLIN COUNTY, OHIO

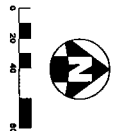
DATE	JOB NO.
08-27-2014	140083
SCALE	SHEET
1"=40'	2/3



OHIO
Utilities Protection
SERVICE
800-485-2764 Call Before You Dig

SANITARY NOTES.

1. PERMIT FOR SANITARY SPRING IS REQUIRED FROM PERMIT OFFICE @ 910 DUBUIN ROAD 3rd FLOOR, (614) 645-7490.
2. PRIOR TO DEMOLITION PERMIT, A PERMIT FOR SANITARY LATERALS TO BE CAPPED OFF MUST BE OBTAINED FROM 910 DUBUIN RD. 3rd FLOOR, (614) 645-7490.



EXISTING LEGEND

- [illegible]

NOTE:
SITE SURVEY COMPLETED BY SANDS DECKER, FEBRUARY 2009

H:\Columbus\PI40083\DWG\001\SHEETS\140083\ITE001.dwg, 8/27/2014 10:22:24 AM, zorang



BOARD OF ZONING ADJUSTMENT APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services

757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION #

14310-00000-00661

STATE OF OHIO

COUNTY OF FRANKLIN

1191 FIELDS AVENUE

Being first duly cautioned and sworn (NAME) David Hodge

of (COMPLETE ADDRESS) 37 W. Broad St., Suite 460, Columbus, OH 43215

deposes and states that (he/she) is the APPLICANT, AGENT OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application and their mailing addresses:

NAME

COMPLETE MAILING ADDRESS

Rumpke & Rumpke LLC, 10795 Hughes Rd., Cincinnati, OH 45251

SIGNATURE OF AFFIANT

David Hodge

Subscribed to me in my presence and before me this 15th day of September, in the year 2014

SIGNATURE OF NOTARY PUBLIC

Natalie C. Timmons

My Commission Expires:

9/4/15



Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2015

PLEASE NOTE: incomplete information will result in the rejection of this submittal.

For all questions regarding this form and fees please call: 614-645-4522

Please make all checks payable to the Columbus City Treasurer